

Ordinance 2015-18

*BOROUGH OF HIGHTSTOWN
COUNTY OF MERCER
STATE OF NEW JERSEY*

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 12, ENTITLED “BUILDING AND CONSTRUCTION,” SECTION 2, ENTITLED “FEES” TO THE “REVISED GENERAL ORDINANCES OF THE BOROUGH OF HIGHTSTOWN, NEW JERSEY.”

WHEREAS, Borough Officials have determined that amendments are needed to Chapter 12, Section 2, of the Revised General Ordinances of the Borough of Hightstown.

NOW, THEREFORE, BE IT ORDAINED, by the Borough Council of the Borough of Hightstown, in the County of Mercer and State of New Jersey, as follows:

Section 1. That Chapter 12, entitled “Building and Construction,” Section 2, entitled “Fees,” of the Revised General Ordinances of the Borough of Hightstown, is hereby amended to read (deletions are shown by ~~cross-out~~ and additions are shown with underline):

Section 12-2

FEES

Subsections:

- 12-2-1 Construction Permit Fees.**
- 12-2-2 Plan Review Fees.**
- 12-2-3 Demolition Fees.**
- 12-2-4 Building Removal; Structural Inspection of Existing Dwelling Fees.**
- 12-2-5 Sign Construction Fees.**
- 12-2-6 Certificates of Occupancy Fees.**
- 12-2-7 Biannual Report to Borough Council Recommending Fee Schedule.**
- 12-2-8 Surcharge.**
- 12-2-9 Report of Fees Collected.**
- 12-2-10 Temporary Waiver of Construction Permit Fees**
- 12-2-11 Application for a Variation**

Subsection 12-2-1 Construction Permit Fees.

The fee for a construction permit shall be the sum of the subcode fees listed in paragraphs a. through e. and shall be paid before the permit is issued.

- a. Building Subcode Fee. The building subcode fee shall be:

1. For new construction, the permit fees shall be computed at the rate of \$0.034 per cubic foot of volume. However, structures falling into S-1 or S-2 categories shall be charged at the rate of \$0.020 cents per cubic foot; except that the minimum fee in all cases shall be sixty-five (\$65.00) dollars.

2. For alterations, renovations and repairs, the permit fees shall be based upon the estimated cost of the work and shall be in the amount of thirty (\$30.00) dollars per one thousand (\$1,000.00) dollars of estimated cost, up to and including fifty thousand (\$50,000.00) dollars; from fifty thousand one (\$50,001.00) dollars to and including one hundred thousand (\$100,000.00) dollars, the additional fee shall be in the amount of twenty-three (\$23.00) dollars per one thousand (\$1,000.00) dollars of estimated cost; above one hundred thousand (\$100,000.00) dollars, the additional fee shall be in the amount of nineteen (\$19.00) dollars per one thousand (\$1,000.00) dollars of estimated cost. For the purpose of determining estimated cost, the applicant shall submit to the enforcing agency, if available, cost data produced by the architect or engineer of record or by a recognized estimate firm or by the contractor. A bona fide contractor's bid, if available, shall be submitted. The enforcing agency shall make the final decision regarding estimated cost. There shall be a minimum of sixty-five (\$65.00) dollars for any permit under this subsection.

3. For additions, permit fees shall be computed the same as for new construction, \$0.034 per cubic foot of volume, except that the minimum fee shall be sixty-five (\$65.00) dollars.

4. For additions and alterations, permit fees shall cost the sum of respective fees for alterations and additions computed separately.

5. The fee for an above-ground swimming pool shall be \$126.00 for a pool with a surface area greater than 550 square feet; the fee in all other cases shall be \$65.00. The fee for an in-ground swimming pool shall be \$189.00 for a pool with a surface are greater than 550 square feet; the fee in all other cases shall be \$95.00.

b. Plumbing Subcode Fees. Fees for the plumbing subcode shall be as follows:

Water closet	\$13.00
Urinal/bidet	\$13.00
Lavatory	\$13.00
Shower	\$13.00
Floor drain.....	\$13.00
Sink	\$13.00
Dishwasher.....	\$13.00
Drinking fountain.....	\$13.00
Washing machine.....	\$13.00
Hose bib	\$13.00
Water heater.....	\$13.00
Fuel oil piping.....	\$13.00
Gas piping	\$13.00
Steam boiler	\$82.00
Hot water boiler	\$82.00
Sewer pump	\$82.00
Interceptor/separator	\$82.00
Backflow preventer.....	\$82.00
Sewer connection.....	\$82.00
Water service connection.....	\$82.00
Stacks	\$13.00

Furnace..... \$60.00

There shall be a minimum fee of fifty-five dollars (\$55.00) for this subsection.

c. Electrical Subcode Fees. Fees for the electrical subcode shall be as follows:

Lighting fixtures, receptacles, switches, detectors, light poles, motors (fractional, h.p.), emergency and exit lights, communication points, and alarm devices which are less than 20 amps:

First 50 units	\$45.00
Each 10 units additional	\$11.00
Pool permit (lights included)	\$69.00
Storable pool/spa/hot tub	\$69.00
Electrical range	\$13.00
Electrical water heater	\$13.00
Electrical dryer	\$13.00
Dishwasher	\$13.00
Air conditioning unit	\$13.00
Space heater	\$13.00
Baseboard heater (each)	\$13.00
H.P. motors (1+ HP)	
1 – 10 HP	\$13.00
10 – 50 HP	\$58.00
50 – 100 HP	\$116.00
100+ HP	\$576.00
KW Transformers/Generators (under 225 amps)	\$58.00
KW Transformers/Generators (225 - 1000 amps)	\$116.00
KW Transformers/Generators (over 1000 amps)	\$576.00
Service entrance (amp service).....	Same as Transformers/Generators
Smoke and Heat Detectors (one- and two-family dwellings)	\$29.00
KW Electric signs, outline lights	\$46.00
Photovoltaic Systems	
1 – 5- kilowatts	\$58.00
51-100 kilowatts	\$116.00
Greater than 100 kilowatts	\$576.00
Minimum permit	\$60.00

d. Fire Subcode Fee. The fee for the fire subcode shall be as follows:

1. For plan review to establish fire safety\$50.00
2. For inspection of new homes\$50.00
3. For inspection of newly installed wood stoves or fireplaces or new or rebuilt chimneys.....\$58.00
4. For inspection of smoke detectors:
 - (a) 1 to 20.....\$75.00.00
 - (b) 21 to 100.....\$151.00
 - (c) 101 to 200.....\$289.00
 - (d) 201 to 400.....\$748.00
 - (e) 401 to 1,000.....\$1,036.00
 - (f) Over 1,000.....\$1,323.00

5. For inspection of storage tanks:
 - (a) Up to one hundred (100) gallons, not to include drums or gas cans.....\$58.00
 - (b) For each additional five hundred (500) gallons or fraction thereof\$40.00
6. For inspection of sprinkler systems:

Number of Heads	Fee
1to 20	\$ 82.00
21to 100	\$151.00
101to 200	\$289.00
201to 400	\$748.00
401to 1000	\$1,036.00
Over 1000	\$1,323.00
7. For inspecting fire hazards, such as boilers, fire-suppression systems, fire hose cabinets, fire alarms and standpipes, per visit.....\$60.00

(1991 Code § 81-14; Ord. No. 847 § 1; Ord. No. 1996-6 § 1; Ord. No. 2000-19; Ord. No. 2001-16; Ord. 2000-19, Amended, 08/24/2000; Ord. No. 2004-31 § 1; Ord. No. 2008-09)

Subsection 12-2-2 Plan Review Fees.

The fee for plan review shall be five (5%) percent of the amount charged for the construction permit. The fee for the plan review of a consultative nature where no immediate construction is planned shall be twenty (20%) percent of the estimated cost of the construction work or fifty-five (\$55.00) dollars, whichever is higher. (1991 Code § 81-15; Ord. No. 847 § 1; Ord. No. 1996-6 § 2) (Ord. 2000-19, Amended, 08/24/2000)

Subsection 12-2-3 Demolition Fees.

The fee for a permit for demolition of a building or structure shall be two hundred (\$200.00) dollars for one (1)-family or two (2)-family residences, sixty-five (\$65.00) dollars for garage or storage sheds, and three hundred (\$300.00) dollars for all other buildings or structures.

The fee for a permit for underground storage tank removal shall be \$75.00 for a residential property, \$250.00 for all other uses.

(1991 Code § 81-16; Ord. No. 847 § 1) (Ord. 2000-19, Amended, 08/24/2000)

Subsection 12-2-4 Building Removal; Structural Inspection of Existing Dwelling Fees.

a. The fee for a permit for the removal of a building or structure from one (1) lot to another or to a new location on the same lot shall be ten (\$10.00) dollars per one thousand (\$1,000.00) dollars of the sum of the estimated costs for moving, for new foundations and for placement in a complete condition in the new location, except that the minimum fee shall be fifty (\$50.00) dollars.

b. The fee or structural inspection of an existing dwelling shall be fifty (\$50.00) dollars. (1991 Code § 81-17; Ord. No. 847 § 1) (Ord. 2000-19, Amended, 08/24/2000)

Subsection 12-2-5 Sign Construction Fees.

The fee for a permit to construct a sign shall be two (\$2.00) dollars per square foot of the surface area of the sign, except that the minimum fee shall be fifty-five (\$55.00) dollars. (1991 Code § 81-18; Ord. No. 847 § 1; Ord. 2000-19, Amended, 08/24/2000; Ord. No. 2004-31, § 2)

Subsection 12-2-6 Certificates of Occupancy Fees.

The following fees shall be charged for certificates of occupancy:

- a. New home: Ten (10%) percent of the construction permit fee, but not less than \$55.00.
- b. Additions, etc. \$ 55.00
- c. Change of use 100.00
- d. Continued occupancy 50.00
- e. Temporary occupancy None

(1991 Code § 81-19; Ord. No. 847 § 1; Ord. 2000-19, Amended, 08/24/2000; Ord. No. 2004-31, § 3)

Subsection 12-2-7 Biannual Report to Borough Council Recommending Fee Schedule.

The Construction Official shall, with the advice of the subcode officials, prepare and submit to the Borough Council biannually a report recommending a fee schedule based on the operating expenses of the agency and any other expenses of the municipality fairly attributable to the enforcement of the State Uniform Construction Code Act. (1991 Code § 81-21; Ord. No. 847 § 1; Ord. 2000-19, Amended, 08/24/2000)

Subsection 12-2-8 Surcharge.

As required by the Department of Community Affairs, the enforcing agency shall collect, in addition to the fees specified above, a surcharge fee of \$0.0016 per cubic foot of volume of new construction, and (\$0.80) cents per one thousand (\$1,000.00) dollars of construction costs of all other permits. Such surcharge fee shall be remitted to the Bureau of Housing Inspection, Department of Community Affairs, on a quarterly basis for the fiscal quarters ending March 31, June 30, September 30 and December 3, and not later than one (1) month next succeeding the end of the quarter for which it is due. In the fiscal year in which the regulations first become effective, such fee shall be collected and remitted for the third and fourth quarters only. (1991 Code § 81-22; Ord. No. 847 § 1)

(Ord. 2000-19, Amended, 08/24/2000)

Subsection 12-2-9 Report of Fees Collected.

The enforcing agency shall report annually, at the end of each fiscal year, to the Bureau of Housing Inspection, and not later than July 31, the total amount of the surcharge fee collected in the fiscal year. In the fiscal year in which the regulations first become effective, such report shall be for the third and fourth quarters only. (1991 Code § 81-23; Ord. No. 847 § 1)

(Ord. 2000-19, Amended, 08/24/2000)

Subsection 12-2-10 Temporary Waiver of Construction Permit Fees

Fees shall be waived for all municipal construction permits issued for alterations on any building in the Borough's designated CC-1 (Central Commercial 1) zone between November 1, 2001 and the date of completion of the downtown revitalization or December 31, 2002, whichever occurs first. New Jersey

DCA training fees will not be waived. (New - Ord. No. 2001-21)

Subsection 12-2-11 Application for a Variation

The fee for an application for a variation in accordance with the Uniform Construction Code shall be one hundred and fifty (\$150.00) dollars. (New – Ord. No. 2008-09)

Section 3. All ordinances or parts of ordinances inconsistent with this ordinance are hereby repealed to the extent of such inconsistency.

Section 4. If any section, subsection, clause or phrase of this ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the remaining portions of this ordinance.

Section 5. This ordinance shall take effect after final passage and upon publication according to law.

Introduction: August 17, 2015

Adoption:

ATTEST:

DEBRA L. SOPRONYI
MUNICIPAL CLERK

LAWRENCE D. QUATTRONE
MAYOR